

TRANSFER
TAX
PAID

43-49

WARRANTY DEED

000217

STEPHEN A. HALL and KELLY J. HALL of Tampa, State of Florida and RICHARD M. HALL of Dexter, County of Penobscot and State of Maine for consideration paid, grant to DANIEL P. HUARD of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine more particularly described as follows:

Beginning at an iron pin in the southerly line of Violette Avenue as shown on Plan of Rosemar Park, at the northwest corner of Lot No. 19 previously sold to Leo Poulin; thence westerly along the southerly line of said Violette Avenue seventy-five (75) feet to a point; thence southerly at right angles with said Violette Avenue one hundred eighteen (118) feet to the southerly line of said lots; thence easterly at right angles seventy-five (75) feet to the southwest corner of Lot No. 19; thence northerly along the westerly line of Lot No. 19 to the southerly line of Violette Avenue, the point of beginning.

Meaning and intending to convey the entire Lot 20 and ten (10) feet from the easterly side of Lot 21, making this conveyance a lot seventy-five (75) feet by one hundred eighteen (118) feet, on plan of Rosemar Park as amended, made for L. N. Violette Co. Inc., April 1951 and recorded at the Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to certain restrictions and covenants:

1. That no building, or any part of a building, including porches, shall be erected or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Being the same premises conveyed to Richard M. Hall, Stephen A. Hall and Kelly J. Hall by Warranty Deed from Paul A. Desjardins and Jean Desjardins, dated December 5,

1988 and recorded in the Kennebec County Registry of
Deeds in Book 3474, Page 112.

43-49

WITNESS our hands and seals this 18 day of DECEMBER, 1995.

X Mary L. Hains
WITNESS

X Stephen A. Hall
STEPHEN A. HALL

X Mary L. Hains
WITNESS

X Kelly J. Hall
KELLY J. HALL

X Mary L. Hains
WITNESS

X Richard M. Hall
RICHARD M. HALL

THE STATE OF FLORIDA
Pineallas, ss.

DECEMBER 18th, 1995

Then personally appeared the above named STEPHEN A. HALL and
KELLY J. HALL and acknowledged the foregoing instrument to be their
free act and deed.

Before me,

X Julie K. Hedge
Notary Public

95T08



JULIE K HEDGE
My Commission CC345883
Expires Feb. 01, 1998
Bonded by HAI
800-422-1555

RECEIVED KENNEBEC ST.

96 JAN -3 AM 9:00

ATTEST: Theresa Reed Vroman
REGISTER OF DEEDS